
Z-2271
G & L DEVELOPMENT
R1 TO R3

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, G & L Development represented by Dan Teder with the Reiling, Teder & Schrier, is seeking R3 zoning for 6.13 acres located adjacent to the east of Copper Beech Townhomes, a multi-family development located between McCormick Road and Klondike Road, ¼ mile east of CR 250 N, Wabash 11 (NE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This site has been the subject of two previous requests, both in 2002. The first petition sought R3 zoning for 37 acres and was withdrawn before the public hearing (Z-2075). The second request reduced the acreage by more than half; it was subsequently denied by both the Area Plan Commission and the County Commissioners (Z-2094). This request abuts two existing R3 zones; 30 acres to the north were rezoned for the expansion of the existing mobile home park and 13.6 acres to the west were rezoned in 2001 for Copper Beech Townhomes (Z-2037). All other surrounding land is zoned R1.

Much of the McCormick Road frontage between Lindberg and US 52 has retained its original R1 zoning that dates back to the early 60's. The only exceptions are at the two intersections: 1) the southwest corner of McCormick and 52 was rezoned for a multi-use residential and commercial development (Brindon), and the southeast corner and south for higher density single-family homes (R1B largely for Pineview Farms), and 2) the northeast corner of McCormick and Lindberg in the City of West Lafayette to PDRS for the first phase of a multi-density residential development. In contrast to McCormick Road, this stretch of Klondike Road has been the subject of several rezoning requests, always to higher intensity zones, so that it now supports nearly the full gamut of residential, commercial, industrial and agricultural zones in a ½ mile stretch.

AREA LAND USE PATTERNS:

The majority of the Klondike Road frontage has been developed; Copper Beech Townhomes is adjacent to the west of this site and contains 221 units on 13.6 acres. North of Copper Beech is a mobile home park and Lafayette Limo is to the south. The rezone site abuts the thirty acres (rezoned in 1971) originally rezoned to expand the mobile home park, which was never developed and is currently still farmed. On the southern border of this site is the proposed Cumberland Avenue extension. The proposed Cumberland extension will intervene between petitioner's site and Wakerobin Subdivision.

McCormick Road is still largely undeveloped, retaining its agricultural use and feel. The newest apartment complex on McCormick, McCormick's Place, is a planned development inside the City of West Lafayette. That petitioner's attempt to rezone to R3 was not supported by staff and was withdrawn in favor of a PD that shows lessening residential density as the project moves north. Single-family homes are proposed for the area that faces Wakerobin.

TRAFFIC AND TRANSPORTATION:

McCormick is a paved, 2-lane county road; north of Lindberg it also largely represents the preferred route for US 231 (Alignment 7). Petitioner's site is impacted by the Cumberland Avenue extension as shown in the adopted *Transportation Plan for 2025* with proposed completion between 2011 and 2025. The county has hired a consultant to develop the design plans and conduct the environmental assessment portion of the project. The environmental assessment will help determine the placement of the road. The location currently shown is simply an approximate location, subject to change based on the consultant's recommendations. Based on information from the County Highway Department, the only fixed points are the two termini and where the extension will cross the new US 231. The 2002 Copper Beech Townhomes final plat includes a five year 30' right-of-way reservation for the proposed extension.

At this time, it is unclear where this site would derive access. Access from Copper Beech would only be permitted if the project developed on this site is an extension of Copper Beech because that infrastructure is private. At this time, this site is not part of the Copper Beech development and staff must assume access would be derived from the proposed road extension, the final location of which has not been decided.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Both American Suburban Utilities (ASU) and Indiana-American Water Company would serve this site. Although staff received letters from both utilities prior to the 2002 rezone request (Z-2094), letters have not been received for this request. There is little reason to believe that the situation has changed since that time and that the utilities are no longer able to serve this area. However, one big question from the 2002 case was Indiana-American Water Company's ability to provide fire protection. At that time, the company recommended that a second source (looped system) be designed for the project to increase fire flow because the company was unsure as to whether or not adequate fire protection could be provided for projects with higher densities. Petitioner has not provided any information from Indiana-American Water that this concern has been alleviated.

STAFF COMMENTS:

This site has been the subject of two previous requests, one withdrawn and one denied. The 2002 staff report contained a list of staff concerns about this site and concluded with a negative recommendation. In order to evaluate the current request, staff reviewed past cases and looked for any permanent changes to this area that would lead to a different conclusion. Rezoning this triangle to R3 makes some sense because it will ultimately be bordered by two existing multi-family zones and the Cumberland Avenue extension. Petitioner informed staff that there are no immediate plans for this site, but that a long range goal would be to develop a single-family subdivision on the south side of the Cumberland Avenue project.

Staff's review of earlier cases indicates that little has changed in the last three years. One concern staff raised was the site's soils which are rated severe for building, with and without basements, for reasons of ponding and wetness. Staff still feels that heavier multi-family buildings would exacerbate the problem. Another point of concern was the comments made by Indiana-American Water Company regarding adequate fire protection flows for developments of higher densities. Without any word from that company, staff must assume that that situation remains unchanged. Additionally, staff feels that this request is premature because the location of the Cumberland extension has not been concretely determined. Approving a higher density zone boundary based on the placement of a road extension that has not been finalized is ill-advised.

STAFF RECOMMENDATION:

Denial

